



Elsworth Place, Cambridge, CB2 8RG

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# 1A Elsworth Place Cambridge CB2 8RG

A modern 3-bedroom end terrace home set in a sought-after south Cambridge location

Cambridge mainline station 0.6 miles (48 minutes to London Kings Cross), Cambridge city centre 1.1 miles, Addenbrookes hospital 1.3 miles, M11 (Jct 11) 3.2 miles, Cambridge City Airport 3.5 miles, London Stansted Airport 28 miles

Reception hall | Reception Room | Kitchen/dining area | Cloakroom | 3 Bedrooms | Family bathroom | Driveway | EPC rating C

## The property

Elsworth Place is a charming, end of terrace, property with bay fronted windows offering bright and spacious open plan living. The accommodation is arranged across two floors with a contemporary neutral décor throughout.

The welcoming, light-filled reception hall flows effortlessly through to the well-proportioned, open plan reception rooms. At the front of the house, the large, modern kitchen has a good range of fitted wall and base units and integrated appliances. This leads into a spacious dining area and further into the sitting room. This light-filled room benefits from French doors which open out onto the terrace. There is also a separate cloakroom off the reception hall.

The light and airy turned stair case, features a tall, portrait window welcoming plenty of natural light onto the first-floor landing. From here there is access to three well-proportioned bedrooms, with the principal benefitting from a large bay window and a skylight. The first-floor accommodation also offers a good-sized family bathroom with shower over bath, serving the three bedrooms.

There is also a very spacious boarded loft which is accessible from a trap door in the landing ceiling to give the property plenty of storage.

## Outside

At the front of the property is a block paved driveway with off street parking for two vehicles, and side access to the rear of the property through a padlocked gate, where a paved terrace offers a secluded, low maintenance courtyard and is the perfect spot for dining al fresco.

## Location

The property is located on a peaceful cul-de-sac, just over a mile from Cambridge city centre which offers an abundance of excellent retail, leisure and cultural facilities. It is also conveniently situated around the corner from Hills Road where there are plenty of local shops and amenities. There are several good schools nearby, including the outstanding-rated Spinney Primary School and Hills Road Sixth Form College, as well as a number of independent schools, including The Perse School and Abbey College. The property is conveniently located for Cambridge mainline station which offers a fast and efficient service to London Kings Cross (48 minutes). There are also frequent bus services to get you all around Cambridge and the surrounding villages. Addenbrookes Hospital is within easy reach, while the M11 is just over 3 miles away.

## Directions

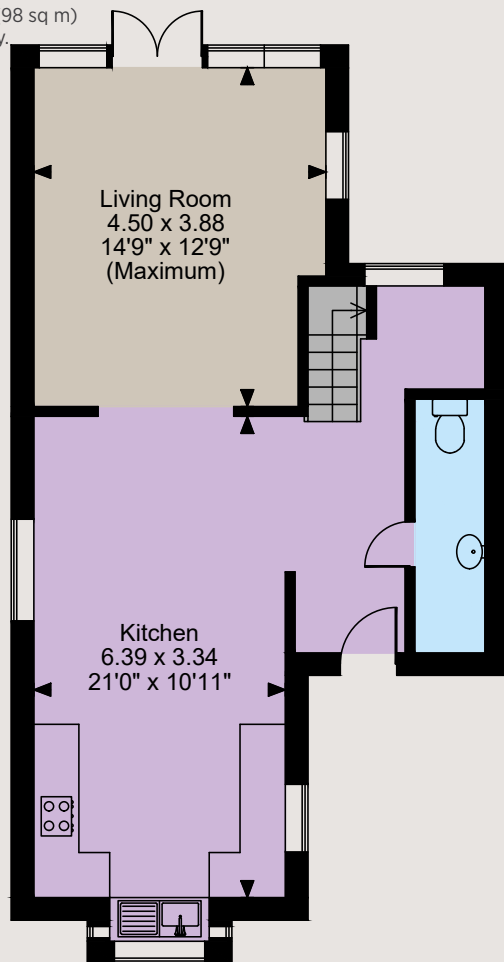
From Strutt and Parker's Cambridge office follow Cowley Road and turn left onto the A1309 Milton Road. Continue for just over a mile, then take the first exit at the roundabout onto the A1134 Elizabeth Way. Continue onto the A603 and turn left onto the A1307 Hills Road. After 0.8 miles Elsworth Place will be on the left and 1A Elsworth Place will be on your left.



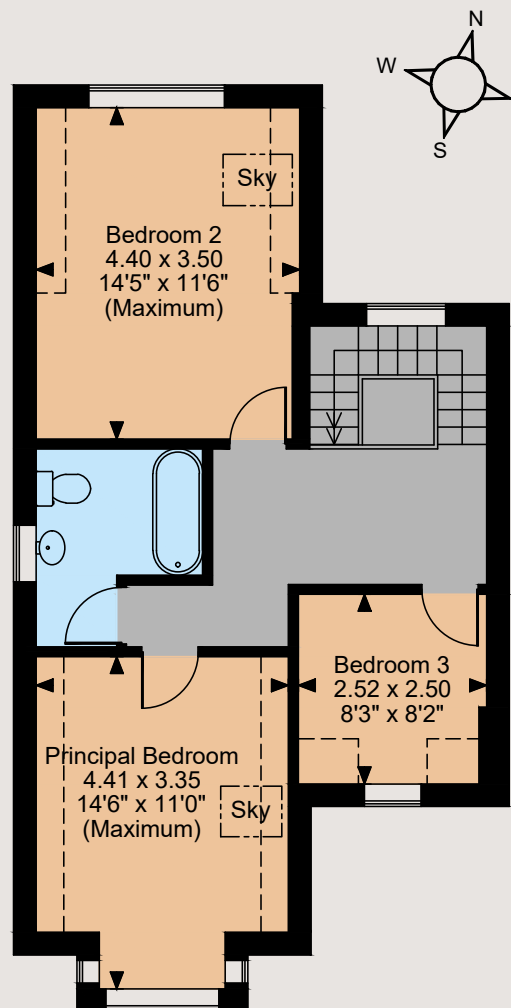




Floorplans  
House internal area 1059 sq ft (98 sq m)  
For identification purposes only.



Ground Floor



First Floor



## General

**Local Authority:** Cambridge City Council  
**Services:** Mains gas, electricity, water and drainage.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £550,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Cambridge

1 Cambridge Square, Cambridge, CB4 0AE

**01223 459500**

Cambridge@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,  
including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

